

SWEET ACRE FARM

Development Application Operations & Environmental Management Plan

Proposed Uses: Agriculture – Intensive (Poultry Farm) and Rural Pursuit (Keeping of Bees)

Property	Lot 453, South Greenough WA
Land area	Approximately 16.42 ha (40.5 acres)
Proposed use	Agriculture – Intensive (Poultry Farm), with associated beekeeping
Normal flock	Approximately 450 laying birds
Maximum birds on site	900 birds during temporary annual flock crossover
Prepared for	City of Greater Geraldton Development Application

Prepared October 2026

Supporting management plan for the proposed land uses at 33103 Brand Highway, Greenough WA 6532.

1. Purpose and Development Overview

This Operations and Environmental Management Plan supports a Development Application for the proposed land uses at 33103 Brand Highway, Greenough WA 6532 (Lot 453). The application seeks approval for the poultry farm component of the established agricultural operation and associated beekeeping activities.

Sweet Acre Farm is a pasture-based laying-hen and honey enterprise. The normal laying flock is approximately 450 birds. Approximately once each year, during planned flock replacement, the outgoing and incoming flocks overlap for approximately three months. The two flocks are kept separately, with each caravan capable of housing up to 450 birds. The maximum number of birds on the property during this period is therefore 900.

The accompanying site plan depicts the maximum two-flock arrangement, with two relocatable 50 m × 50 m poultry enclosures. These are not two permanently occupied poultry areas; for most of the year only one flock of approximately 450 birds is maintained.

Approval for a maximum of 900 birds is sought to accommodate this genuine annual crossover. The 900-bird figure is not the normal operating flock: for the majority of the year the operation consists of approximately 450 laying birds.

1.1 Approval Sought

- Agriculture – Intensive (Poultry Farm): existing pasture-based egg production, normally 450 hens with a temporary annual maximum of 900 during flock crossover.
- Maximum of 900 laying birds on the property at any one time.
- Normal operation of approximately 450 laying birds.
- Temporary annual overlap of two separately managed flocks of up to 450 birds each.
- Rural Pursuit (Keeping of Bees): continuation of small-scale beekeeping and associated honey production using four beehives.
- Continued use of the existing approved food-premises egg/honey shed for sorting, packing and honey processing.

2. Planning and Regulatory Context

This Plan has been prepared with reference to the current Western Australian planning framework relevant to rural land and poultry farms, including State Planning Policy 2.5 – Rural Planning (updated 24 December 2025), the Western Australian poultry farm planning fact sheet, and State Planning Policy 3.7 – Bushfire (operational from 18 November 2024).

The City of Greater Geraldton Agriculture – Intensive Development Application Checklist requests information including the nature of the business, stored goods/equipment, site management, on-farm biosecurity, processing, fertiliser use, noise, water supply, employees and signage, together with detailed plans. This Plan addresses those operational matters and should be read with the application form and accompanying plans.

The existing Animal Establishment approval for the dog boarding operation and the existing food-premises approval for the egg/honey shed are separate from the planning approval sought for the poultry land use.

The accompanying site plan is submitted as the initial representation of the proposal. No measured distance to the nearest off-site residence is asserted in this plan; no neighbouring residence is known to the applicant in the immediate vicinity of the proposed poultry and beekeeping areas.

3. Site and Existing Agricultural Operation

The property is approximately 16.42 hectares (40.5 acres) at Lot 453, South Greenough. It contains an existing dwelling, agricultural sheds and infrastructure, dog boarding facilities and the established Sweet Acre Farm operation.

The poultry operation is located within the rural agricultural portion of the property. The surrounding land is predominantly agricultural/cropping land. The Brand Highway is approximately 800 m from the poultry operation. There are no nearby residential neighbours immediately adjoining the poultry area.

3.1 Poultry Infrastructure

- Two mobile chicken caravans, each with a maximum capacity of 450 birds.
- Relocatable electric poultry netting.
- Larger grazing area approximately 200–250 m × 75–100 m.
- Existing egg sorting/packing shed with air conditioning and electric hot water.
- Bore water supply with approximately 600 m of poly pipe and hose connections at approximately 150 m intervals.
- 35 hp tractor with forks, bucket, backhoe, slasher, grader and other agricultural implements.
- Feed trailer used for bulk feed handling/storage.

4. Poultry Farm Operations

4.1 Flock Numbers and Housing

The normal laying flock is approximately 450 birds. Each chicken caravan has a maximum capacity of 450 birds. Normally one laying flock is maintained at a time.

During planned annual flock replacement, approximately three months of overlap may occur. The outgoing and incoming flocks are kept separately, with each associated with a separate caravan. The maximum number on site is therefore 900. The requested approval is intended to allow this annual crossover without requiring a separate approval each year.

4.2 Outdoor Management and Rotation

- Birds are not permitted to roam over the whole property.
- At any one time birds are contained within an active area of approximately 50 m × 50 m using electric poultry netting.
- The caravans are moved approximately weekly within the active area.
- The electric fencing is moved approximately monthly to a new portion of the larger grazing area.
- Previously used pasture is allowed to rest.
- The system distributes grazing pressure and manure deposition rather than concentrating manure in one permanent area.

4.3 Chicken Caravans

The caravans provide secure overnight roosting, daytime shade and laying facilities. Their mobility is integral to the pasture rotation system.

5. Feed Management and Nutrient Inputs

The poultry are fed Thompson & Redwood Premium Laying Pellets. The manufacturer's product sheet identifies the feed as a complete laying-hen feed with crude protein of 18% minimum and phosphorus of 0.6%. It also recommends good-quality water at all times and feeding equipment protected from weather. The feed is purchased in bulk 1-tonne bags and handled using the farm feed trailer.

Parameter	450 birds	900 birds	Basis
Indicative feed intake	56.25 kg/day	112.5 kg/day	125 g/bird/day
Crude protein input	10.125 kg/day	20.25 kg/day	18% of feed
Phosphorus input	0.3375 kg/day	0.675 kg/day	0.6% of feed

These are feed-input calculations. They are not a complete soil nutrient balance because nutrients are also exported in eggs and retained in birds.

The feed trailer is stored outside under a waterproof tarp. Feed storage will be kept as dry and clean as practicable and feed exposure to weather, pests and vermin will be minimised.

6. Water Supply and Management

- Poultry drinking water is supplied from the property bore.
- Poly pipe runs approximately 600 m along the property boundary, with hose connections approximately every 150 m.
- Drinking troughs are refreshed approximately every 1–3 days and more frequently where required.
- No dedicated backup water source is currently provided specifically for the poultry area.
- Watering equipment is routinely checked for leaks, contamination and blockages.
- Water management will avoid unnecessary discharge, erosion or concentrated contaminated runoff.

7. Egg Collection, Sorting, Storage and Distribution

- Eggs are collected daily.
- Eggs are transferred to the existing approved food-premises egg/honey shed.
- The shed has a dedicated handwashing sink and a separate larger sink for equipment, egg trays and honey equipment.
- Eggs are stored at approximately 10–12°C.
- Eggs are generally delivered/sold within one week of laying.
- Sales occur through local stockists, customers, approved roadside produce stalls and local markets.
- Existing food-safety, egg-identification and food-premises requirements continue to apply.

8. Flock Health and On-Farm Biosecurity

- Visitors do not have routine access to the poultry area.
- Deliveries do not enter the poultry area.
- New birds are placed into a clean caravan at the entry area, then transported to the poultry area by tractor.
- Existing poultry pens near the house are available for quarantine/isolation.
- Sick or unwell birds can be isolated until recovery or death.
- Dedicated boots are used for the poultry area and are not routinely used away from it.
- Caravans are deep-cleaned approximately every six months and/or on arrival of a new flock.

- Nesting boxes are routinely cleaned.
- Mortality records will be introduced and maintained.

8.1 Cleaning and Disinfection

Ecodev cleaning products, including surface sanitiser, floor cleaner, detergent and sanitiser, are used in the egg/honey shed. Chicken caravans are cleaned using water or Pine Clean disinfectant. Products will be used according to manufacturer instructions and cleaning will be managed to prevent contamination of feed, eggs, water or pasture.

8.2 Poultry Disease and Emergency Response

The operation relies on early recognition, prompt reporting and specialist direction rather than independent diagnosis or treatment of a suspected emergency animal disease. If avian influenza (bird flu) or another significant infectious disease is suspected, they will promptly seek advice from the Department of Primary Industries and Regional Development (DPIRD) and/or a veterinarian and follow all directions from the relevant authorities.

- Monitor the flock during routine daily checks for unusual deaths, sudden changes in laying, respiratory symptoms, swelling, diarrhoea, neurological signs or other unexplained illness.
- Where an emergency or reportable disease is suspected, immediately contact the Emergency Animal Disease Watch Hotline on 1800 675 888 or DPIRD; do not wait for a laboratory diagnosis.
- Pending professional advice, stop non-essential movements of birds, eggs, equipment and people into or out of the poultry area; restrict visitors and avoid transferring potentially contaminated materials between flock areas.
- Keep affected birds separated from healthy birds where this can be done safely and without increasing disease spread. Do not move birds between the main flock and quarantine pens when a serious contagious disease is suspected unless directed by a veterinarian or DPIRD.
- Do not independently dispose of suspect carcasses or contaminated materials, or undertake flock-wide treatment or culling, contrary to official directions. Obtain DPIRD advice on testing, safe handling, cleaning, disposal and any restrictions on egg sales.
- Record the date, observed signs, numbers affected or dead, advice received, actions taken and clearance to resume normal operations. Notify relevant food-safety authorities and customers if directed.

For other non-emergency health concerns, seek veterinary advice, separate individual unwell birds where appropriate, maintain hygiene and record any treatments and withholding periods. These measures will be reviewed if DPIRD issues updated disease alerts or directions.

9. Pasture, Nutrient and Manure Management

Manure is managed in situ on pasture. Birds deposit manure within the active grazing area and the material is left to break down and return nutrients to the soil. The rotation system is intended to avoid prolonged concentration in a single area.

- Active poultry area approximately 50 m × 50 m.
- Fence moved approximately monthly.
- Caravans moved approximately weekly.
- Previously used pasture is rested.

- Pasture is monitored for excessive nutrient accumulation, bare ground, odour, waterlogging or degradation.
- No routine central manure stockpile is proposed.
- No routine spreading of poultry manure outside the poultry grazing areas is proposed.

10. Waste Management

10.1 Poultry Mortality

Dead birds are removed promptly and handled hygienically. Current practice is to bag deceased birds and place them into general waste. Mortality records will be maintained. The operator will comply with any specific disposal direction or approval requirement imposed by the City or relevant State authority. No on-site burial system is proposed unless separately approved.

10.2 Unwanted Eggs

Cracked, damaged, contaminated or otherwise unsuitable eggs are removed from the sale stream and managed as food/agricultural waste and are not knowingly supplied for human consumption.

10.3 Cleaning Wastewater

Mop water from the egg/honey shed is currently discharged outside onto established garden beds. A small leach-drain arrangement is used for sink water. The dedicated handwashing sink is used for handwashing and the larger sink for equipment, egg trays and honey equipment. Cleaning wastewater will be managed to avoid ponding, erosion, nuisance odour or direct discharge to waterways.

11. Odour, Dust and Noise

11.1 Odour

The rotational pasture system, movement of the poultry area and routine cleaning reduce prolonged manure accumulation. The operator reports no history of odour complaints and poultry manure is not normally perceptible outside the active grazing area.

- Maintain pasture rotation.
- Keep caravans and nesting areas clean.
- Remove mortalities promptly.
- Investigate and respond to any odour complaint.

11.2 Dust

Poultry areas are predominantly pasture and may become dusty in dry conditions. The operation does not generate significant dust beyond normal rural agricultural activity.

- Rotate poultry areas.
- Minimise unnecessary vehicle disturbance.
- Maintain vegetation where practical.
- Apply appropriate local dust controls if a nuisance develops.

11.3 Noise

Potential sources include tractor, occasional slashing, ride-on mower, pressure washer and maintenance equipment. These activities are undertaken during daytime hours, generally for approximately 1–3 hours per day as required.

- Use machinery during reasonable daytime hours.
- Maintain machinery.
- Avoid unnecessary idling/prolonged operation.
- Respond to substantiated noise concerns.

12. Beekeeping and Honey Production

Four beehives are maintained: three Flow Hives and one Langstroth hive. They are located along the sand-dune area beyond the kennel facilities.

- Honey is harvested and processed/jarred in the existing egg/honey shed.
- Flow Hives are harvested without conventional frame extraction; a honey crusher is used for traditional frames.
- Honey is stored in the shed before sale.
- Current honey production is approximately 200 kg/year.
- Hive locations will be managed to minimise unreasonable nuisance to neighbours, visitors and workers.

13. Pest and Vermin Management

- Feed will be stored dry and clean and exposure to pests will be minimised.
- Feed spills will be cleaned promptly.
- Waste and mortalities will be removed promptly.
- Chicken caravans and the egg shed will be kept clean.
- Rodent/pest activity will be monitored and controlled where required.
- Any pest-control products will be used according to label directions and kept away from feed, eggs and water.

14. Traffic, Access and Machinery

- The existing property access and agricultural areas will be used.
- The 35 hp tractor is used to move caravans and undertake agricultural maintenance.
- Bulk feed deliveries are managed at the appropriate farm access/storage area rather than entering the active poultry area.
- New flock movements use a clean caravan and tractor.
- No dedicated new internal poultry road is proposed.
- Emergency access will be maintained.

15. Operating Hours and Staffing

Animal husbandry, feeding, water checks and egg collection occur daily as required for animal welfare and production. Machinery-intensive activities such as slashing, pressure washing and general maintenance are generally undertaken during daytime hours.

The poultry and honey activities are owner-operated. No significant increase in staffing is proposed as part of this application.

16. Advertising and Signage

Existing agricultural/business and roadside produce-stall signage is associated with the established operation. Any permanent new signage proposed as part of this application will be shown on the accompanying plans and will comply with applicable City requirements.

17. Bushfire Considerations

The current State Planning Policy 3.7 – Bushfire has been operational since 18 November 2024 and requires bushfire risk to be considered at the planning stage where the policy applies.

The poultry operation is predominantly mobile agricultural infrastructure and pasture management. The chicken caravans and active poultry fencing are not within 6 m of the dwelling, and the egg/honey shed is also not within 6 m of the dwelling. No new habitable building is proposed.

The bushfire-prone designation of the subject lot has not been independently confirmed in this management plan. The applicant will provide any bushfire-related assessment or documentation requested by the City where applicable under the current planning framework.

- Maintain access for emergency vehicles.
- Keep agricultural machinery serviceable.
- Avoid unnecessary combustible waste accumulation around infrastructure.
- Continue normal pasture/vegetation management.
- Maintain the existing bore/water infrastructure for agricultural use.
- Assess bushfire requirements before constructing any future fixed poultry structure.

18. Water Quality and Environmental Protection

- Manage poultry areas to avoid erosion and prolonged bare-ground exposure.
- Use rotational grazing to distribute manure.
- Maintain water troughs to reduce leakage and wet areas.
- Use cleaning products according to label directions.
- Prevent direct discharge of concentrated cleaning or poultry waste to waterways.
- Investigate significant spills, environmental incidents or unexplained water-quality issues promptly.

19. Monitoring, Records and Continuous Management

The operator will maintain practical records relevant to the ongoing management of the poultry operation, including:

- Flock numbers and flock replacement dates.
- Bird mortalities and disposal.
- Feed purchases/usage where records are available.
- Cleaning and disinfection activities.
- Significant animal-health issues and isolation events.
- Significant complaints and actions taken.
- Changes to poultry grazing areas/rotation.
- Significant equipment, water-supply or environmental incidents.

The management system is adaptive. If monitoring identifies excessive nutrient accumulation, pasture degradation, odour, dust, noise, water-quality concerns or animal-health risks, the operator will adjust rotation, cleaning, watering, waste management or other controls as appropriate.

20. Management Commitments – Summary

Issue	Commitment	Record / evidence
Flock capacity	Normal 450; maximum 900 only for annual crossover.	Flock records
Biosecurity	Restricted access, dedicated boots, quarantine and clean caravan.	Biosecurity/health records
Feed	Complete laying pellet; storage kept dry/clean.	Feed records/product sheet
Water	Bore supply; regular trough maintenance.	Routine inspections
Pasture/manure	Rotational 50×50 m active area; manure managed in situ.	Rotation/inspection
Mortality	Prompt hygienic removal; applicable disposal requirements followed.	Mortality log
Odour	Rotation, clean facilities, prompt mortality removal.	Inspection/complaints
Dust	Pasture rotation and controlled vehicle disturbance.	Inspection
Noise	Machinery generally during daytime.	Complaint/operation log
Bees	Four hives managed with nuisance risk considered.	Hive records
Bushfire	Current SPP 3.7 considered; final map/assessment confirmed before lodgement if required.	Map / bushfire assessment

21. Conclusion

Sweet Acre Farm is an established rural agricultural enterprise using mobile poultry infrastructure, rotational pasture management and existing farm services to produce eggs and honey for local markets.

The proposed approval formalises the poultry land use while accurately reflecting the actual scale of the enterprise. The normal flock is approximately 450 birds. Approval for a maximum of 900 birds is sought solely to accommodate the temporary annual overlap of two separately managed 450-bird flocks during flock replacement.

The measures in this Plan are intended to maintain animal welfare, biosecurity, pasture condition, water quality and amenity while allowing the agricultural enterprise to operate efficiently.

The applicant will comply with any conditions of development approval and applicable State and local regulatory requirements.

Appendix A – Reference Material

Western Australian Government – State Planning Policy 2.5: Rural Planning, current version updated 24 December 2025.

Western Australian Government – Planning Fact Sheet: Poultry Farms, updated 19 November 2024.

Western Australian Government – State Planning Policy 3.7: Bushfire, November 2024.

City of Greater Geraldton – Agriculture – Intensive Development Application Checklist.

Thompson & Redwood Premium Laying Pellets Product Sheet – nutritional analysis and feeding/storage guidance.